

Town of Darien

Public Works Garage Building Committee Meeting

Nov. 1, 2016

Attendees:

Martha Banks, Kip Koons, Jennifer Hill, Jon Zagrodzky. Also in attendance were Jayme Stevenson, Ed Gentile, Pat D'Arinzo, Mike Lynch and Jenn Charneski

1. The meeting commenced at 2:30 PM
2. a) Project Update by Ed Gentile. Ed discussed the 4 meetings he had attended: EPZ, ZBA (voting), ARB and P&Z (voting). Each of the meetings was met with a positive response. Jayme commented that she has received a positive referral report from P&Z.
b) Ed then discussed the heating plan modifications for the area below the 100yr flood zone as he is redefining this with the Architect. Jon queried whether there were any lessons learned from 35 Leroy. Ed assured the committee that he and the team are working carefully to make sure mistakes are not repeated. Ed confirmed that the project remains on track for plans on the 4th of November except for the mechanical discussion. Martha asked if the project was on schedule for Jan bids and Ed responded positively.

A discussion proceeded whereby the committee requested that Ed and team document the issues discussed on the building tour and the progression from current state to future proposed state. Ed will revert.

c) Plan design

1. Brick color – Ed's team has "stained" the existing brick to see if it would hold color to be consistent with the new brick. He was satisfied with the finish and the durability. The team believes that this is the best way to achieve a consistent look across the façade of the building. Committee is tasked with commenting on any disagreement with the proposal, otherwise it will be deemed agreed. There was a discussion of the zinc panels and whether this is the most cost effective plan. It was deemed that it is durable, attractive and a small area.
2. Roof design with sky lights – this was a feature put in by the architect. The committee determined that a budget should be prepared with and without both the sky lights and solar panels, where more work needs to be done. Committee deemed that there be a cost estimate which had the following:
 - basic roof
 - add on skylights
 - add on solar panels.

This action was proposed by Martha and seconded by Jennifer, it was then unanimously moved.

Jayme then asked if there were any other efficiencies to be gained in the project. Ed discussed the heating rebates from the switch to gas for both hot water and lighting. In

addition, they are using a white roof vs. the existing black which will reduce heating and cooling costs.

d. Process for approval. It was discussed that Ed works with the architect to produce a single set of plans for review which discuss the impacts on legal, regulatory and business needs. Changes need to be documented as to reasons for the change (ie fuel tanks need to be removed from the ground in 3 years anyway, etc). Jon asked for a specific compare to other violations to make sure there is no repeat and Jayme referenced the 35 Leroy fire suppression issue.

At 3:30, the meeting was adjourned.

Next meeting: Nov 15 at 2:30 and then Nov 22 at 2:30.

Secretary

Jennifer Hill